

Chapter 17.16

AGRICULTURAL DISTRICT (AG)

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17.16.010 Intent.

The intent of agricultural districts (AG) is to protect agricultural lands and lands consisting of natural growth from incompatible land uses in order to preserve land best suited to agricultural uses and land in which the natural environment should be continued and to limit residential, commercial and industrial development to those areas where they are best suited for reasons of practicality and fiscal integrity. (Ord. 386 § 601, 2002)

17.16.020 Permitted principal uses and structures.

The following principal uses and structures shall be permitted in agricultural district (AG):

- A. Any form of agriculture including the raising of crops, horticulture, animal husbandry, poultry husbandry and kennels, but excluding sales and auction yards and barns;

- B. Single-family dwellings;
- C. Public parks and public recreational areas;
- D. Railroad track right-of-way;
- E. On-site signs.

(Ord. 386 § 602, 2002)

17.16.030 Permitted accessory uses and structures.

The following accessory uses and structures shall be permitted in the agricultural district (AG):

- A. Mobile homes under the prescribed conditions of Chapter 17.36;
- B. Roadside stands;
- C. Home occupations;
- D. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district. (Ord. 386 § 603, 2002)

17.16.040 Permitted conditional uses.

After the provisions of this title relating to permitted conditional uses have been fulfilled, the planning commission may permit as conditional uses in agricultural district (AG):

- A. Utility substations;
- B. Airport;
- C. Cemeteries;
- D. Fairgrounds, race tracks and amusement parks;
- E. Golf courses, country clubs and golf driving ranges;
- F. Churches, synagogues and temples;
- G. Nursery, primary, intermediate and secondary schools;
- H. Amphitheaters, stadiums, drive-in movies, arenas and field houses;
- I. Go-cart tracks, riding stables, playfields, athletic fields, bowling, swimming pools, automobile parking;

J. Commercial feed lots under conditions of performance standards prescribed in Section 17.56.060;

K. Mobile homes under the prescribed conditions of Chapter 17.36. (Ord. 386 § 604, 2002)

17.16.050 Prohibited uses and structures.

All other uses and structures that are not specifically permitted or not permissible as permitted conditional uses shall be prohibited from agricultural district (AG). (Ord. 386 § 605, 2002)

17.16.060 Minimum lot requirements.

The minimum lot area and lot area per dwelling unit shall be forty-four thousand (44,000) square feet. The minimum lot width per dwelling unit at the front building line shall be one hundred fifty (150) feet. (Ord. 386 § 606, 2002)

17.16.070 Minimum yard requirements.

There shall be a front yard of not less than a depth of seventy-five (75) feet. There shall be a rear yard of not less than a depth of fifty (50) feet. There shall be two side yards each of which shall be not less than thirty (30) feet. (Ord. 386 § 607, 2002)

17.16.080 Maximum lot coverage.

The maximum lot coverage for all buildings shall not be more than ten (10) percent of the total lot area. (Ord. 386 § 608, 2002)

17.16.090 Maximum height.

The height of dwelling unit structures shall not exceed thirty-five (35) feet. (Ord. 386 § 609, 2002)